City Real Estate-For Sale.

Manhattan. From Battery to 14th St., Inclusive. NTION! Chrystie st., near Grand st.; six.story, twelve-room tenement; rent, RINALDO BROS., 233 Grand st. FOR SALE—Pike st., near Henry, 5-story tenent, with basement stores; 25x111; rent \$4,200; 1 sell cheap to quick buyer. RINALDO BROS. nd st. SALE Corner Offver and Madison sts.: SALE Corner Offver and Madison sts.: FOR SALE—Corner Oliver and seed; will sell a sep. RINALDO BROS., 233 Grand st.
FOR SALE, Oliver st., near Madison, 26x85x so; five-story tenement; price cheap.
RINALDO BROS., 233 Grand st. FIVE-STORY TENEMENT, Essex st., near, inton: rent \$3,800; for sale cheap. RINALDO tOS., 233 Grand st.

ROS. 233 Grand st.

HENRY ST. near Pike, 25x100; four-story front of five-story rear tenements; good investment; will cheap. RINALDO BROS. 233 Grand st.

INVESTORS, ATTENTION: For sale, Stanton, care Chrystie, six-story tenement; 25x85x100; price 224,000; mortgage, \$14,000; 4 per cent, st. rent, \$2,436; price, st. rent,

Above 14th St .- 5th Avr. to East

River. FOR SALE—A BARGAIN. modern house with butler's pantry and bath at extension, in the 60's, just east of the Park feet wide; asking \$48,000; anxious to sell, will possession.

PEASO & ELLIMAN.
532 5th ave, near 44th st.

ATENTION INVESTORS—For sale, 2d ave at \$2d st., three-story traement, with stores

shouls, with stores perfect condition; only 500; movingage \$13,000, 4½ per cent; rental 00 East 74th st. REXER, 111 Broadway, AlfGAIN-Owner should, bother must be said, ds. hear favington ave: cheapest house in har-28,08,0%. S. OSGOOD PELL, & CO., 512 512 Tel., 3121—38th st.

ILDERS, ATTENTION—Finest sitte in the for bachelor apartment, in thirties, next to the S. OSGOOD Pall & CO., 542 5th ave. OERS. ATTENTION—For sale for in-nt; Park ave., near 101st at., 50x80; can at cheap, RINALOO BROS., 233 Grand ** 345 5th ave., cer. 45th st.
RIFICE SALE—\$5,000 cash will buy 20course in East 72d st; price only \$30,000.

S. OSGOOD PELL & CO., 542 5th ave.

EAST \$3D ST.—Ten-family modern flat; priclimberhood; will sell at low figure to quick
RINALDO BROS., 233 Grahd st.

Above 14th St.-5th Ave. to North

REAL ESTATE BARGAINS

Offered by

No. 36 West 116th St.

Telephone, 511 Harlem.

DWELLINGS.

ermania Life Ins. Co. mortgage, \$18,000, at 5 per

141st str and Hamilton pl., new 4-story and basement two-family dwelling, steam heat and hot water supply; will sacrifice on easy terms,

159 W. 120th st., east of 7th ave., 8-story and basement, brownstone, size 16x50x100; high-class neighborhood; must sell; \$18,500 takes it.

32 West 116th st., double flat, 27 ft. frontage, six rooms and bath, with private halls; estate wishes to close and will sell for \$3,500 above savings

118th st., bet. 5th and Lenox aves., fine double flats, all modern improvements; renting for \$3,144 each; price only \$28,000 each; your own terms. 123d st., half block east of Mount Morris Park, 4-story brownstone single flat, 18.9x80x100; will be sold for three thousand dollars above Citizens'

Palmer & MacDonald,

A.—10TH AVE., CORNER, near 34th st.—Possession of store can be arranged; rental \$1.800; price \$18,000; great opportunity for Hunor dealers, browers or investors, JOHN P. KIRWAN, Broadway, corner 44th st.

ATTENTION, BUILDERS—Cheapest plot of lots in market; 9th avc., corner above 42d st., 75x100; ppice, \$62,000; immediate possession. JOHN P. KIRWAN, Broadway, corner 44th st.

City Real Estate-For Sale, Above 14th St .- 5th Ave. to North

RUSINESS property, 155 West 98th 8t.; occupied; \$6,250, ALBERT ETZEL, 734 Amsterdam are., cor. 96th st.

GREAT INVESTMENT.

5-story, 2 stores, and 2 families on each floor; 5 rooms; full lot; all rented; \$2,150 actual; must be sold, very cheap; \$18,500 to quick buyer; terms to suif. OTTO PULLICH, 179 Columbus are., cor. 68th st.

OSth st.

MANHATTAN AVE.—Three 5-story flats, including corner; fine condition; price \$135,000; rents \$14,000. Particulars ALBERT ETZEL, 734 Amsterdam ave., cor. 96th st.

TENEMENT.

The best paying seament on the West Side.

St., West of Sth Ave.

Washington

Private House Bargains. Convent ave., near 148th st.; 3-story and basement, stone front, 16 feet wide, decorated and all modern improvements; pri £76,000; owner will rell very cheap. West 148th st., near Convent ave; 19 fest wide, substantially built and well (rimmed; two baths; neighborhood unsurpassed; price \$19,000; terms easy offer wanted.

West 148th at, near Broadway; new 2-story and basement, 15 feet wide, bestefully decorated, open planting, tiled bathroom; price \$10,000; \$000 cash, balance axy payments.

141st st., near Hamilton place; a handsome 4-story, two-family "Duthex" house, 7 and 8 room apartments, with all modern conveniences; rented for \$45 and \$50; price \$15,000; offer wanted.

The above are the particulars of only a few of modern un-tw-cate dwellings which we can offer you. We have others. For full particulars, call, write or telephone.

"FOLLOW THE STAR," Thomas & Son.

No. 1742 Amsterdam Ave., HENRY D. COCHRANE, AN Edgecombe ave. plot of three los, \$15,0%. AVENUE corner plot of six lots, \$30,000. HUSTON & CO., 343 West 145th st. AVENUE lot, frame house, steady income; mignischange. HUSTON & CO., 343 West 145th st. STEARCH STON & CO., 343 West 145th at STEARCH STON & CO., 343 West 145th at ST NICHOLAS AVE. and 158th at Six elegant blue stone front private dwellings; 30 per cent less than present cost to build; fine riew; hest value for price on Heights; high stoop; three story, basement, cellar, hardwood throughout; terms to sitt; inspection invited, See wour broker, or E. B. TRBAT, owner, 241 West 23d st.

128TH ST., northwest comer of Lenox ave.—five-story double flat, with store; 25 foot front; price \$44,000; mortgage \$34,000. See your own broker, or WOOD & MILLER, 219 West 125th st.

Miscellaneous.

CHEAP TENEMENTS WITH LARGE INCOMES.

ISAAC K. COHN & CO., 1479 Broadway, NEAR 42D ST

ALEXANDER & BERRY, 246 5th ave

Bronx-Sale or Rent.

A.—LIQUOR DEALERS, TAKE NOTICE.
First-class Equor corner (large store), on 9th ave., ar 50th at. station, for sale; possession of saloon sy 1, 1990. JOHN P. KIRWAN, Broadway, corrected that.

Richmond-Sale or Rent.

HOUSE
BARGAIN
AT
STATEN
ISLAND.

Desiring to 'calize on my new house, overlooking Bay, I will act to true muck huser \$2.00 a wesk till paid for, improvements of latest style, and everything first class and roomy. Address Ravitan Bay Park Box 2673, General N. Y. City P. O.

Real Estate-Out of the City.

Long Island-Sale or Rent.

Westchester-Sale or Rent. ROCHELLE PARK Houses and building Plots
Send for descriptive booklet,
FREDERICK JENKINS,
Post Office Building.
New Rochelle,

New Jersey-Sale or Rent.

304 WEST 121ST ST.—Five-story 10-family flat for sale, will self cheap to quick buyer. RINAL Took. Commutation only New Jersey. BROS. 233 Grand st.

Washington Heights—Above 125th in the State, also best schools. It is an ideal HEIGHTS, the Ave.

| Height |

> HACKENSACK LAND COMPANY, each; GOx100; water front, Newark Bay, feet West 43d st. Paliandes Park lots cheap, PAVONIA REAL ESTATE CO., 185 Erie st., Jersey City.

Miscellaneous. 10 CTS. A WEEK

R. HALLEY & CO., 2 East 125th st. Open evenings,

THE SOUTHERN LAND AND IMPROVEMENT

Real Estate Loans.

MONEY TO LOAN AT 4 PER CENT INTERrepayable in instalments; no commissions; applica-tions solicited from brokers. CHARLES WEST, 32 Broadway, until noon daily.

Real Estate to Exchange.

AT PORT CHESTER,

Palmer & MacDonald,

APARTMENT near Riverside, six stories, \$120; WANTED—Albany property in exchange for New York City investment, below the Park. J. W. STEAM HEATED; ALL Simal Lexington are, dwelling and four-story.

WANTED—To purchase lots or acreage at DOCAMS. \$55,000, mortgage \$35,000, 412; want good flat. ALEXANDER & BERRY, 246 5th ave. By sold for three thousand dollars above Citizens'

Savings Bank mortgage.

CORNER 1LOT 5x100; steam-heated house. 8

ALEXANDER 6 Birlery. 246 5th ave.

AN AVENUE corner five-story double flat with store; price \$30,000; mortgage \$21,000; will exhange equity for other property in city or country.

By E. corner Canal and Washington sts., four-story terms for space with store; price \$30,000; mortgage \$21,000; will exhange equity for other property in city or country.

LOTS, houses for sale, exchange; easy terms; money on bond or mortgage. COWEN, Westchester for spartment. GEORGE B. DOWLING, 189 Invandaya. S. E. corner Canal and Washington sts., four-story tenements, with stores; pays good income on present old buildings; splendid site for large warehouse; full particulars on application.

N. W. cor. 125th st. and 2d ave., near the Willis ave. bridge, 75x100. five-story brownstone tenements, with stores; can now be bought cheap, but later on price will advance as values increase in this section; asking \$100,000; easy terms; offers entertained.

Brooklyn—Sale or Rent.

Brookway.

A FARM of 718 acres, worth \$15,000, exchange for good mercantile business. GEORGE B. DOW LING, 189 Broadway.

A NEW bouse, 577 West 161s st., near Broadway. Wary; will sell cheap or exchange for anything make offers. SMITH, 158 Maiden lane. New York and Broadway.

A NEW bouse, 577 West 161s st., near Broadway. A NEW bouse, 577 West 161s st. Brooklyn—Sale or Rent.

Less than \$4,000 against it.

Less than \$4,000 against it.

Brooklyn—Sale or Rent.

Brooklyn—Sale or Rent.

Brooklyn—Sale or Rent.

Less than \$4,000 against it.

Brooklyn—Sale or Rent.

ATTENTION, BUILDERS—Cheapest plot of lots in market; 9th ave., corner above 42d at., 78x100; meles, oserolotate, 520,000; immediate possession. JOHN P. KIRWAN, Broadway, corner 44th at.

AMERICAN basement (new) four-story: 10 feet, 228,000; offer considered. ALEXANDER Bay Fark, Box 2073, General N. City P. O. City P.

Real Estate to Exchange,

nutting RIPPLE, 95 Liberty at, 25,000-\$100,000 EQUITY, one or four elegant new apartment houses, hear Central Park; rare auguln; exchange. THOMAS P. PAYNE, 96 8coadway. \$10,000 HONEST equity is apartment how will trade for country place lightly mortgaged unincumbered. ERNEST TRIBELHORN, 3 frondway.

Broadway.

\$8,000 EQUITY in residence, mortgaged \$19,000 want small country place. ERNEST TRIBELHORN, 302 Broadway.

\$25,000 EQUITY in two Brooklyn apartment houses all rented and paying; want country place. ERNEST TRIBELHORN, 302 Broadway.

\$20,000 FREE and clear, Brooklyn lots; want ne apartment house; may add cash. ERNEST RIBELHORN, 302 Broadway. \$600,000 WORTH free and clear country ser New York, exchange in large of small r city equities. APPLETON, 11 Pine st. 5-STORY building, full lot, Greenwich st., w Chambers, for private house or country IPPLE, 95 Liberty st.

Real Estate Wanted, PROPERTIES WANTED.

Palmer & MacDonald,

A WELL-LOCATED Brooklyn flat wanted in ex-ange for free and clear farm, worth \$10,000; incupals reply. GEORGE B. DOWLING, 189 readway.

in villa (mortgage no objection); principals SEORGE B. DOWLING 189 Broadway.

NTRY place wanted; exchange fine 10. family upper West Side; equity \$10,000; fine invest-THOMAS P. PAYNE, 96 Broadway. ASH BUYER for East Side tenement, below h st. PARSONS & SINGER, 31 Nassau st.

FOR CASH BUYER, old buildings: sgrh st., Lexington to 1st ave. I SINGER, S1 Nassau at. FOUR-STORY residence, 20 feet wide, West Side 30,000 cash. ALEXANDER & BERRY, 240

FARMS FOR SALE AND EXCHANGE.
SCHMIDT & CO., 93 NASSAU.
GENTLEMAN'S residence, beautiful lake, land
of development, want business, income property or development, want business, income proper or farm, Florida, California, Western considered, J. TAYLOR, 203 Broadway. I TAKE entire charge of flats and dwellings ALBERT ETZEL, 784 Amsterdam ave., cor. 96th

PRIVATE HOUSE wanted, on West Side; example fine corner store and spariments, 23d Ward unity \$8,000. THOMAS P. PAYNE, 96 Broadway enue store and flat, Brooklyn; rent, \$900; mort ge \$6,000. THOMAS P. PAYNE, 96 Broadway SMALL bouses in Bronx for sale; send particulars. JOSEPH B. FLYNN, Real Estate, 35 Co.

WANTED-Near by place, not exceeding \$8,000, DOOLITTLE, 220 Brosdway.

FARMS-for Sale.

FOR SALE—An improved farm on James River; DAY AND NIGHT. RENTS DELAWARE FARMS—50 scres, 1½ miles station, new dwelling and barn, fruit, excellent water cheap; \$1,100; send for catalogue, C. T. W. WILLIAMS, Miltord, Del.

FOR RENT—Office in the Singer Building, 149 troadway; good light. Inquire room 209.

LOFTS—Lighted 4 sides, elevator, power, all inger four rooms, with and without bath.

Business Property to Let.

West Side. 6TH ST., 423 WEST Large store to rent; \$16; I decorate to suit tenant.

Above 125th Street FOR RENT—Half of double store for office purposes on upper 7th ave. Apply CIGAR STORE, 2326 7th ave.

Miscellaneous.

A CHEAP RENT-835 per menth for floor near Grand Central Station; electric power if desired. Apply JAMES WELTON, 34 East 41st st.

Flats and Apartments To Let. Unfurnished-East Side. IST AVE. 296-Two large, light rooms in quiet use; rent only \$7, \$8. Janitress.

FRONT-ROOMS, \$12. 2d ave., 769 Elegant light apartic

rated. Jamitor.

2D AVE., 469—Apartments, consisting of 5 extra large and desirable rooms; modern improvements; rent \$20. Jamitor.

2D AVE., 2025 to 2031, cor. 104th at.—Three, four and fire rooms, with improvements; at cheap rents; apply to janitor.

2D AVE., 504-506, near 33d at.—Apartments of four rooms, tubs, etc.; cheap rents; apply janitor, 4TH AVE. 468, near 21st of Prints. our rooms, tubs, etc.; cheap rents, appearant at ATH AVE., 468, near 31st st.—Flat, 8 rooms and ath; improvements; rent reasonable.

OPERTIES WANTED.

17TH ST., 616-618 EAST—New houses, three rooms; all improvements; \$8, \$10; free to list.

22D ST., 421 EAST—Four and five large rooms; all one of what you offer.

26TH ST. 222 PACE.

52D ST., 142 EAST, near Lexington ave.— Fine, handsome, airy flat, 6 rooms and bath, \$25. HALF A MONTH FREE.

T2D ST., 362 EAST—Apartments in the proved Dwellings," 2, 3, 4 rooms, all light: 1 haundry; bot and cold water; \$6 to \$10.50; heated. FOLSOM BROS., 835 Broadway.

ONE MONTH FREE.

90TH ST., 60 EAST-7 rooms, bath; single flat; steam heat; bot water; \$45 to \$45. un/TH ST., 19 EAST-10 rooms and bath; single flat; all improvements; park view; rent \$40. 101ST ST. 129 EAST—Handsome flats, oms, bath; private halls, \$16, \$17. Apply is 102D ST. 107 EAST—\$15; free fill 15th of January; 5 rooms and a bath; all improvements.
102D ST. 117 EAST—Elegant flat, five rooms bath; all improvemente, one flight; rent \$17 only. 109TH ST., 69 EAST-4 beautiful, large, light ave. 111TH ST., 64 EAST -Month free: 6 rooms com heat; \$21-\$25. SCHOEN, 1804 Madison ave

114TH ST., 62 EAST-Flat, 6 light, large rooms, bath, stc., only \$17 rent; one month free. JUST COMPLETED.

New Modern Apartments. 122D ST., 61 EAST; one month free; 6 nice, trge rooms, bath; rents, \$18 to \$21.

NEW FLATS, 206, 208, 210 EAST 123D STREET; FOUR OUNDAL LARGEROOMS AND BATH, ALL EXPOSED PLUMBING. RIPPLE, 05 LIB. ROOMS LIGHT, AIRY AND ELEGANTLY DECORATED; HOT WATER SUPPLIED \$16.00 TO \$19.00.

124TH ST., 3124 EAST—Very attractive apart ments, 7 rooms, bath; newly decorated; prices \$25-\$35.

Unfurnished-West Side.

Attention! 708 and 710 11th ave.—Newly decorated floors of 3 and 4 light rooms at rents from 88 to \$10.50 apecial inducements offered to respectable small smiller; gas is now in each apartment. Apply Janitor, 708 11th ave.

FRANK A LYON, Agent, 73 West 105th st. AMSTERDAM AVE., 985-987—Handsome flats; every improvement; hot water supply; \$16-\$17. Ring janitor's bell.

JONES ST., 7, near West 4th st., 6th ave.— Large 3-4 room apartments; \$11-\$14. DESK TOOM wibility, quietude, cleaniness, light and ventilation. 156 Broadway, room 21.

DESK rooms with desks, 203 Broadway, room
107; \$7.50 to \$10 monthly, choice location, modern
improvements.

FIRST loft to rent, 34 Church st., for any busitees, especially printing. Inquire 20 Broad st.,
125 and 228 for splendid large single floors; 6
126 rooms range, tubs, etc. See janitor, 668 6th ave.,
127 near 54th st.

> 7TH AVE., N. W. CORNER 27TH ST.

8TH AVE., 776 TO 778.

Four and five rooms and bath; heated, electric lights; hot water supply; gas ranges; \$28 to \$35.

16TH ST., 423 WEST—Large 3 and 4 room apartments; prices \$6.50 to \$10.

LARGE plot is and 6th ave.; exchange for flats or tencentia. BIPPLE, 95 Liberty st.

NEWLY finished modern apartment house, West
Side, equity \$55,000; owner wants lots or country.

APPLETON, 11 Pine st.

ORANGE COUNTY—Fine 200-acre farm; good
buildings; well watered; bargain price; exchange;
also others. THOMAS P. PAYNE, 96 Broadway.

SEASIDE HOTEL, value \$40,000; free and
clear; owner wants city flats. ROBT. APPLETON, 3R, 11 Pine st.

West Side.

TEXAS—Fine hotel in thriving city; value
\$80,000 free and clear; owner wants New York
city property. APPLETON, 11 Pine st.

West Side.

ALARGE AND AIRY FACTORY,
LIGHT FOUR SIDES;
THOMAS P. PAYNE, 96 Broadway, established
finest city and country properties for sale and exchange.

THOMAS P. Jamaica Heights, free and clear;
Seasible Hotel in thriving city; value
season and upto Se

Flats and Apartments to Let. Unfurnished-West Side.

CHOOSE FROM THIS LIST:

11th Ave., bet. 183d and 184th Sts.,

Washington Heights, 6 rooms, all improvements,
\$21 to \$23.

252 W. 92d St .- S. W. cor. B'way,

100 WEST - 78TH ST., ONLY \$40 MONTHLY. 266 WEST 35TH ST., 5 rooms, bath, etc., \$28. 359 WEST 47TH ST., rooms, all improvements, \$26 to \$29.

101 WEST 101ST ST., Only \$18 Monthly. 167 WEST 60TH ST., 463 West 35th St., Corner Flats, 5 large, sunny rooms, in well-kept house, \$18.

CHOICE APARTMENTS, Three and Four Rooms, 72 WEST 109TH ST. Light corner apartments of 4 rooms, all overments; fine location; only \$14 to \$15. 648 9th Ave., n'r 45th St.,

518 WEST 50TH ST., 3 and 4 rooms, only \$8 to \$11. 359 WEST 45TH ST., 249 AND 251 WEST 29TH ST.,

3 and 4 rooms; halls newly papered; rooms in thorough order; rents \$11 to \$15. JANITORS CAN BE SEEN AT ANY TIME, OR P. C. E WEST SIDE APARTMENTS.

424 WEST 20TH ST. 2405 BROADWAY. \$42 130 WEST 116TH ST. \$30 Six rooms and bath; steam heat, hot water, open plumning, new decorations 123 WEST 133D ST.

\$19 245 WEST 115TH ST. Five rooms and bath; hot water supply; open plumbing, etc.

Slawson & Hobbs, Agents, NEAR 78D ST. 284 COLUMBUS AVE. select tenauts; let floot, mont, \$28. Appl. es. or THOMAS P. PAYNE, 96 Broadway

15, 17, 19 EAST 110TH ST.-6 rooms and h; all light; elegantly decorated; private halls; m heated; hot water supply; moderate rent.

MEAD, 980 GH av. 80TH ST., 104-110 WEST—Two handsome flats wery improvement; steam, hot water; \$21, \$22, Janutor.

Flats and Apartments to 1

Unfurnished-West Side. 112TH ST., 9-17 WEST-6 rooms,

1287H ST., pil AND 518 WEST-Four rooms and bath; hot water; new house; coare to cable; \$15 to \$17. Janiton Unfurnished-Above 125th Street

\$20-142D ST., 235 W.-\$20. H. S. Wright, 2054 7th Ave. (123d.)

147TH ST. & ST. ANN'S AVE. corner espe-site park-Elegant flats, 5 rooms, bath, \$15, \$10 \$7, \$9—Three, four rooms; perfect light; select tenants; no children; no drunkards, 586 West 152d st.

German-American Improvement Co



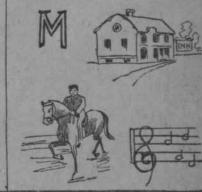
Gorham Company's

Sterling Silver

Prize ink well awarded for each of the first five solutions, the time of submitting to be determined by the Post Office cancellation of the postage stamp.







147TH ST., 285 WEST-\$10 to #12; han room flats, improvements; free rent; near

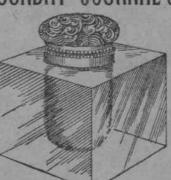
Borough of Brooklyn-Unfurnished.

near 88th st.—Six rooms and \$12. Who Wants Last One?

posed plumbing; new decorations.

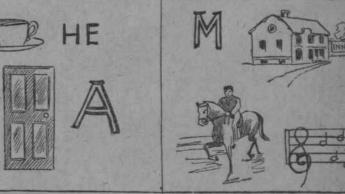
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BACHELOR APARTMENTS-Hat



Ink Wells FOR CORRECT SOLUTIONS.





JOHN JORDAN & SON,
449 West 28th st.

SMALL OFFICE TO LET
Harvard Building, 42d st., corner 6th ave.

Harvard Building, 42d st., corner 6th ave.

DESK ROOM.

In large, fine office, 949 Broadway, room 8.

FOR RENT DESK ROOM TOWNSEND.

FOR RENT DES